

REDEVELOPMENT OPPORTUNITY WATERFRONT / MIXED-USE POTENTIAL



Offering Memorandum

**112 MILL STREET
LINDEN, MI 48451**

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<https://villagerealestatemi.com/112-mill-st-linden>

112 Mill Street
Linden, MI 48451

Genesee County



Property Overview

With almost 1 acre of waterfront land, 20,100 square feet of ground-floor space plus a 3,600-square-foot loft area, the possibilities are endless. Approximately 230 feet of frontage along the Linden Mill Pond adds many potential uses and opportunities. The property, known as the Evan's Food Building, is identified as one of four Priority Redevelopment Sites in Linden's Master Plan, with two conceptual site plans identified in the Master Plan. The northern portion (two building sections and land toward Oak Street) is zoned Residential. The remainder of the site is zoned Central Business District, and future land-use maps indicate Mixed-Use. Conceptual site plans show potential for mixed-use, waterfront dining with docks, commercial, multi-family use, and other options.

The mostly block construction with some newer framing and roof sections, three loading docks, and one 10×10 grade-level overhead door make the building a good candidate for adaptive reuse of all or part of the current structure. The two northern sections could be removed to accommodate needed parking under a variety of development scenarios.

Asking Price: \$625,000

Disclosure: Prospective buyers and interested parties should complete their own investigations. Information in this document is believed to be correct but is not guaranteed and should be independently verified. The seller and listing broker assume no responsibility or liability for the information provided..

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Site Information



Parcel ID	61-20-552-117
Site Size	0.986 acres 42,950 Sq. Ft
Water Frontage	+- 230 feet on Mill Pond
Road Frontage	+- 75 feet on Mill/Main Street +- 110 feet on Oak Street
Utilities	Municipal Water, Sanitary Sewer, Natural Gas, Electric, Phone, Internet
Current Zoning	Residential and Central Business District
Future Land Use Maps	Mixed-Use

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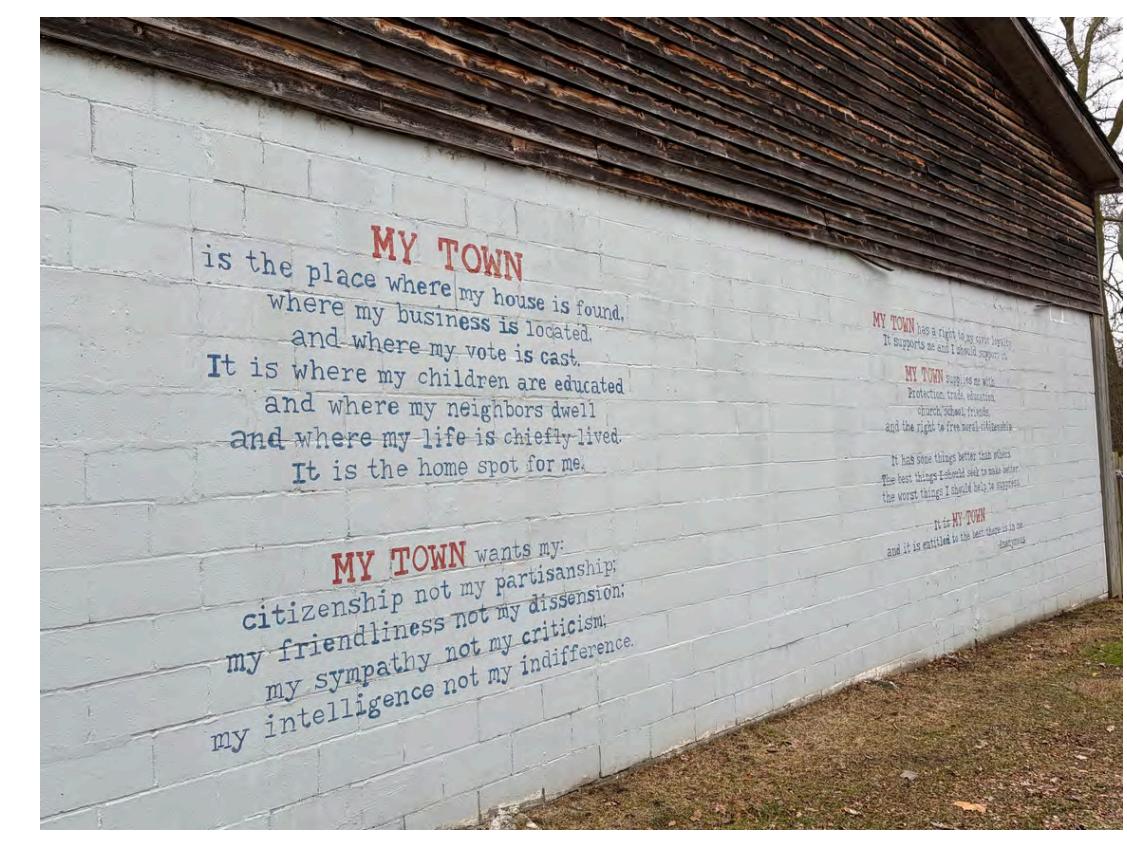


Building Information

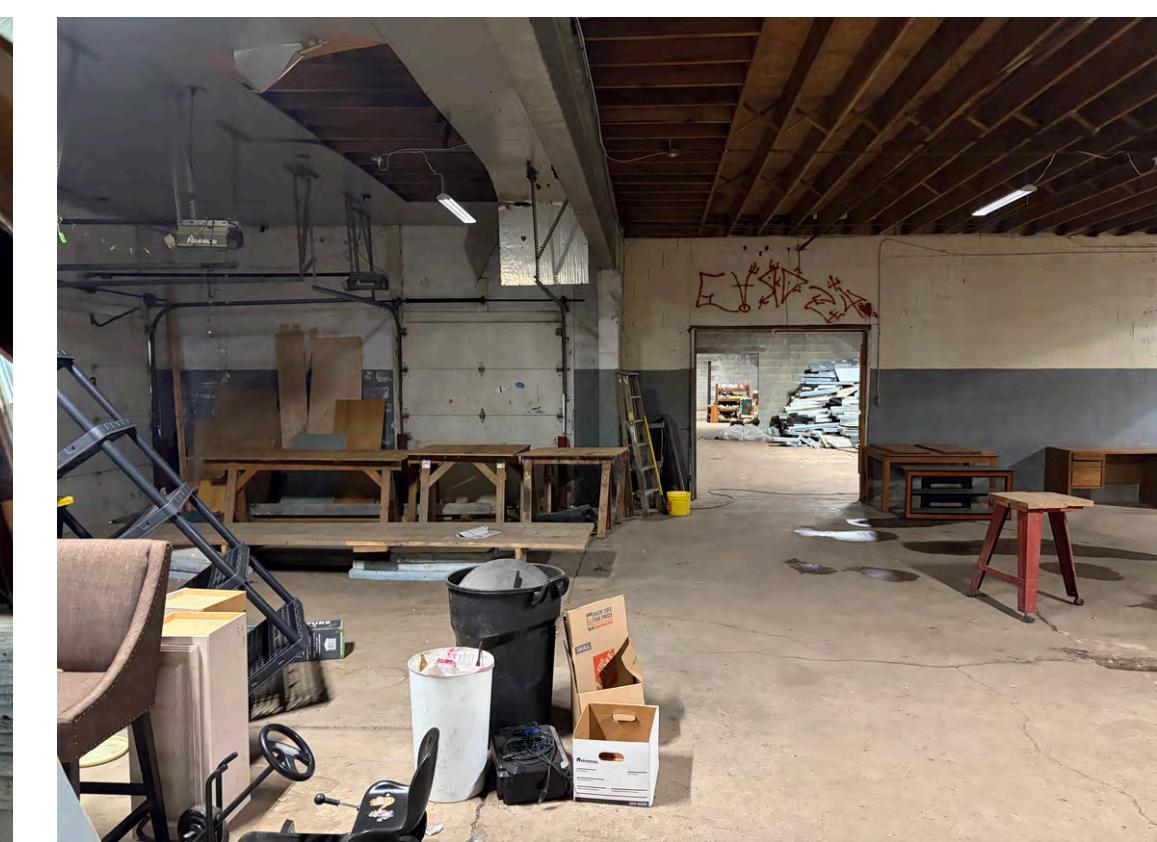
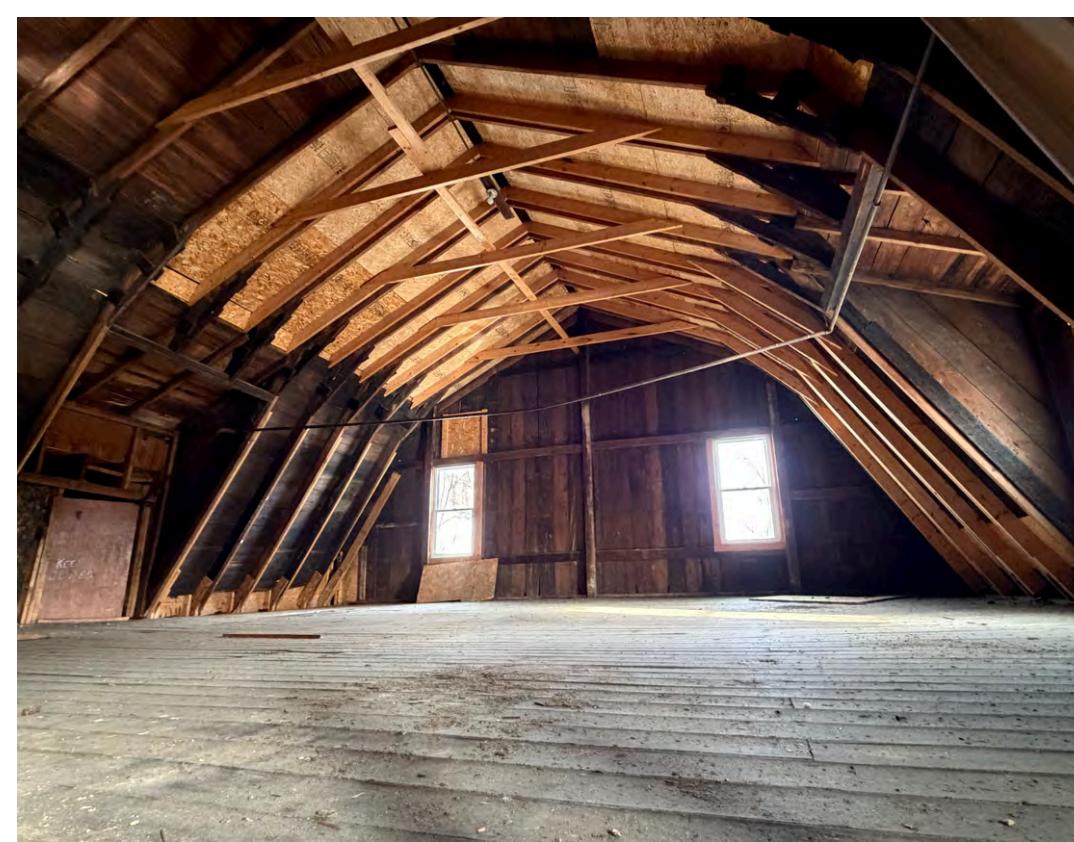
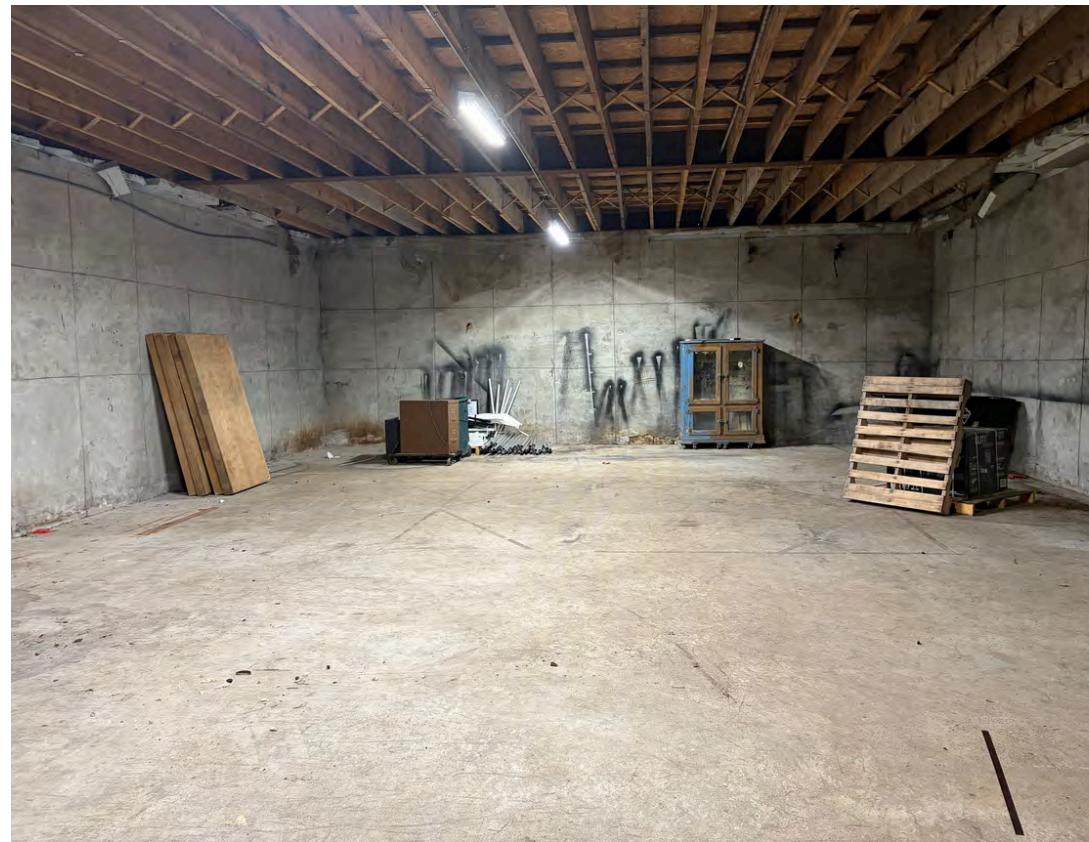
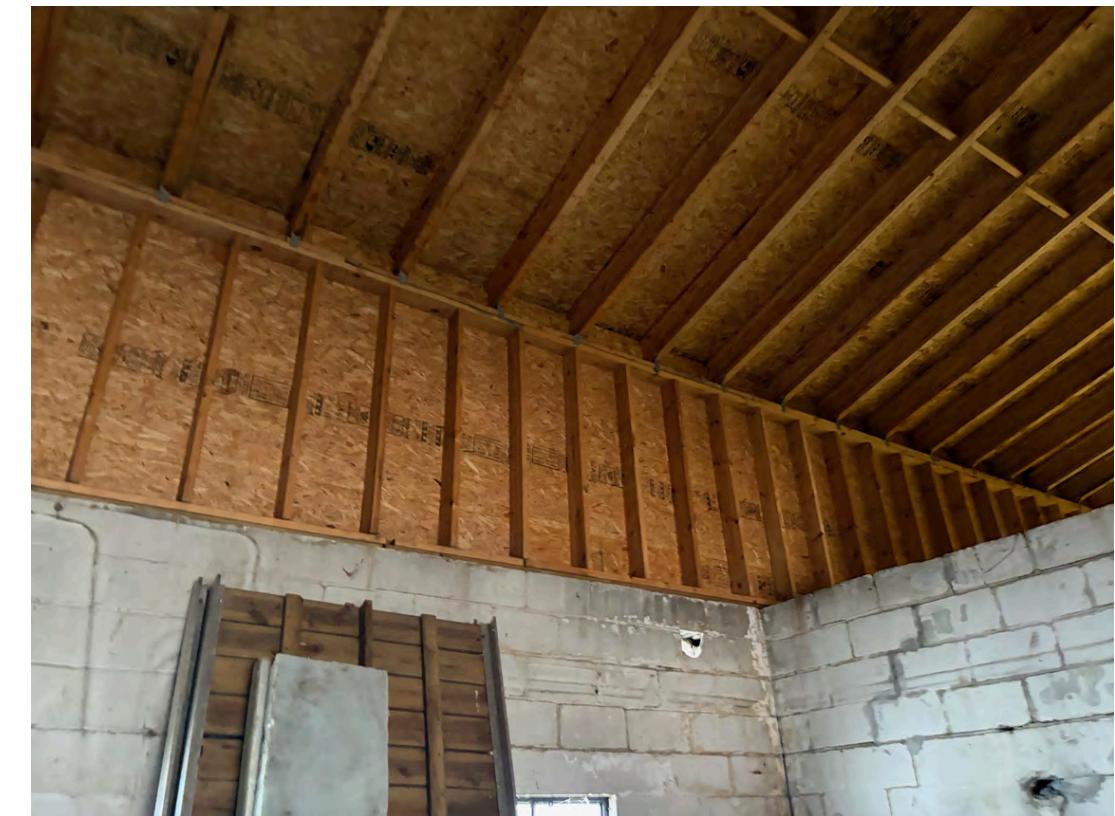
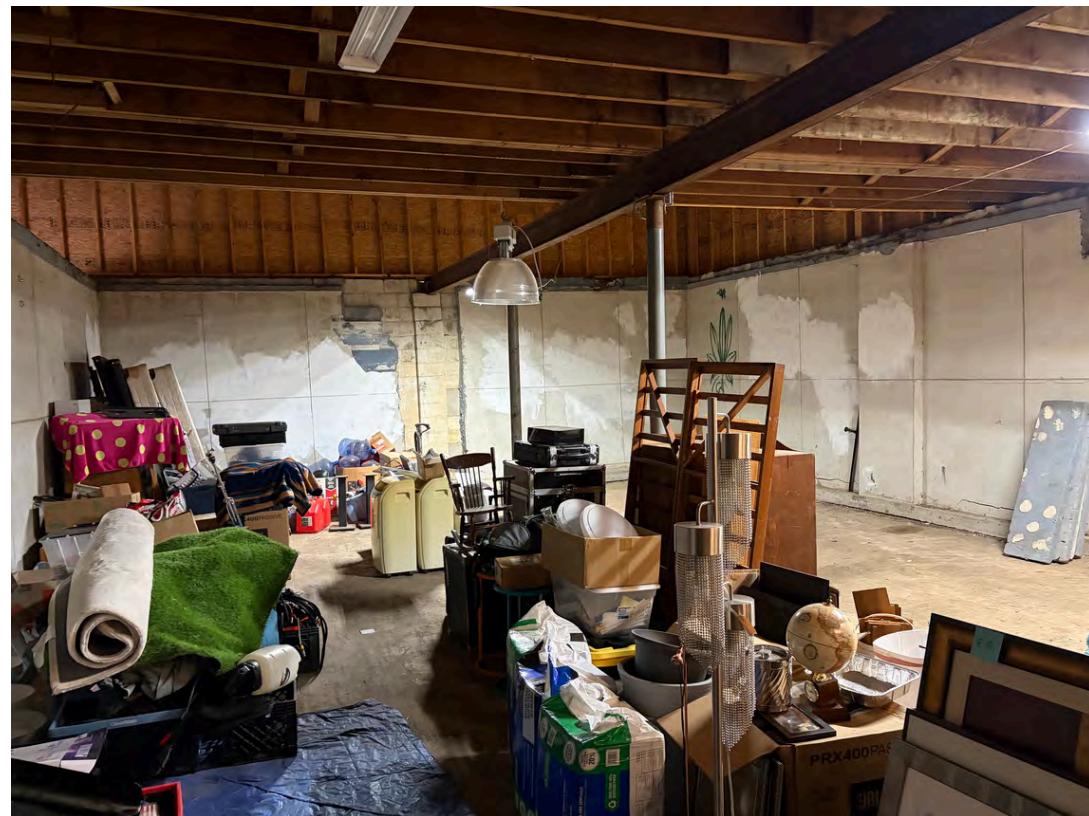


Building Size	<i>Ground Floor - 20,100 Sq. Ft +-Loft Area - 3,600 Sq. Ft.</i>
Year Built	<i>Original barn - 1842 Other additions in various years Renovated in early 2000's</i>
Building Heights	<i>10-18 feet</i>
Amenities	<i>3 - Loading Docks, 1 - 10x10 Drive-In Door</i>
Construction	<i>Concrete block and wood frame</i>
Roof Type	<i>Asphalt shingles and flat rubber membrane</i>

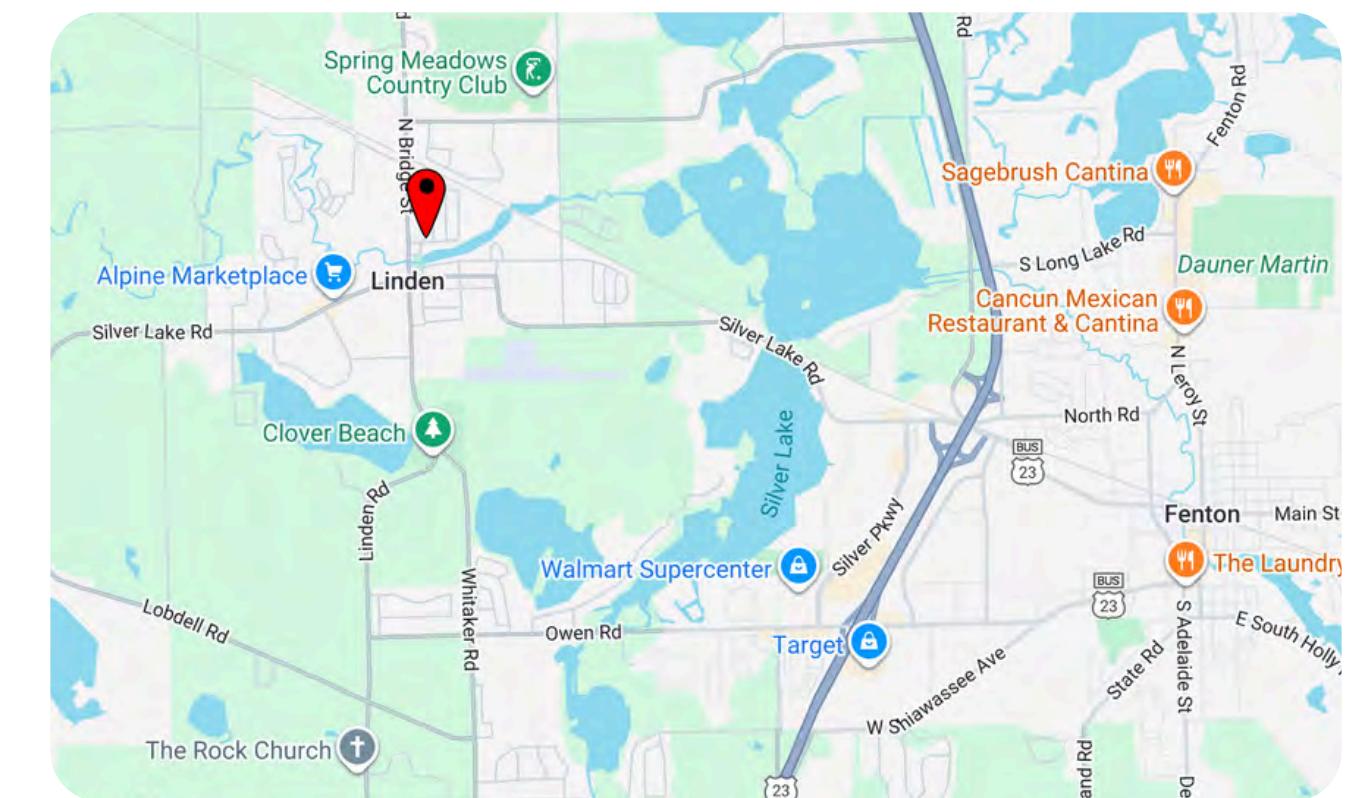
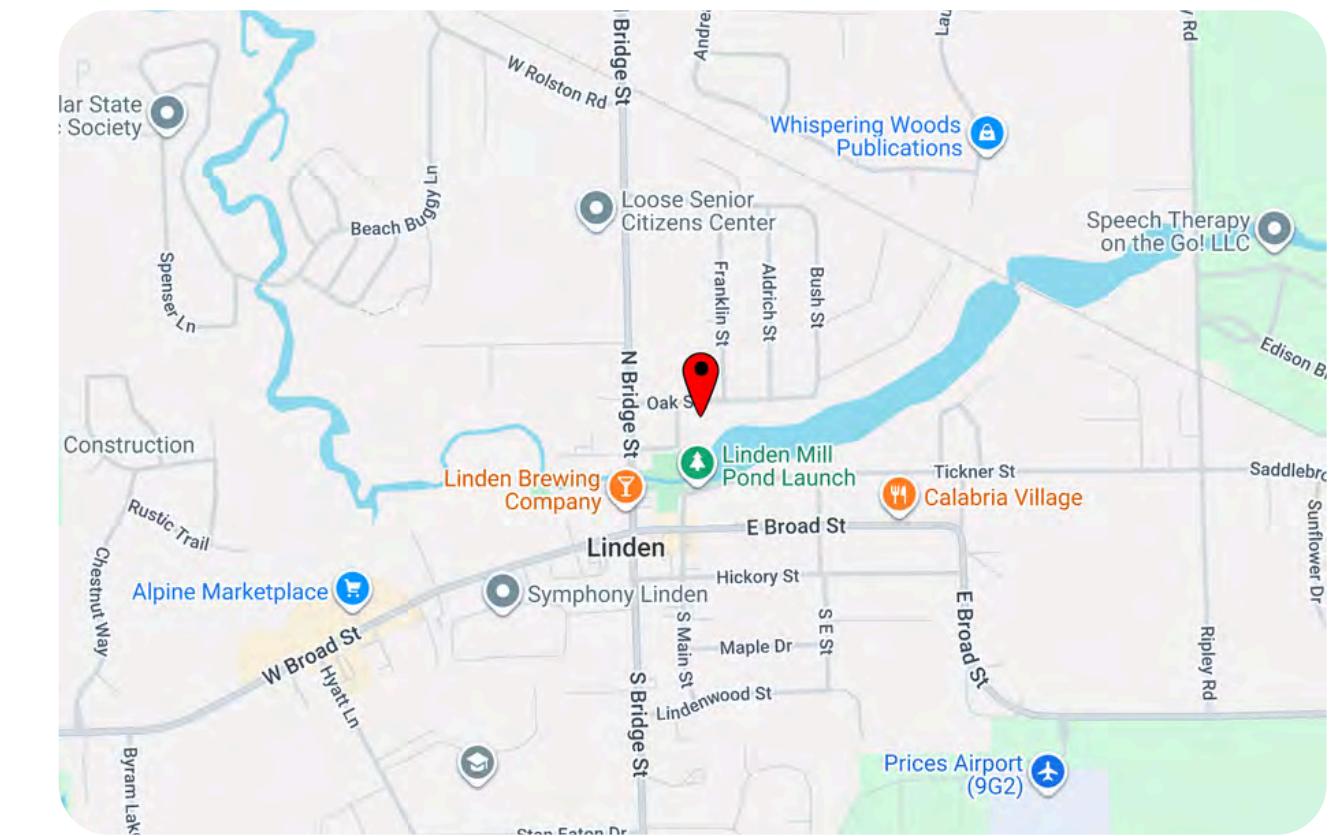
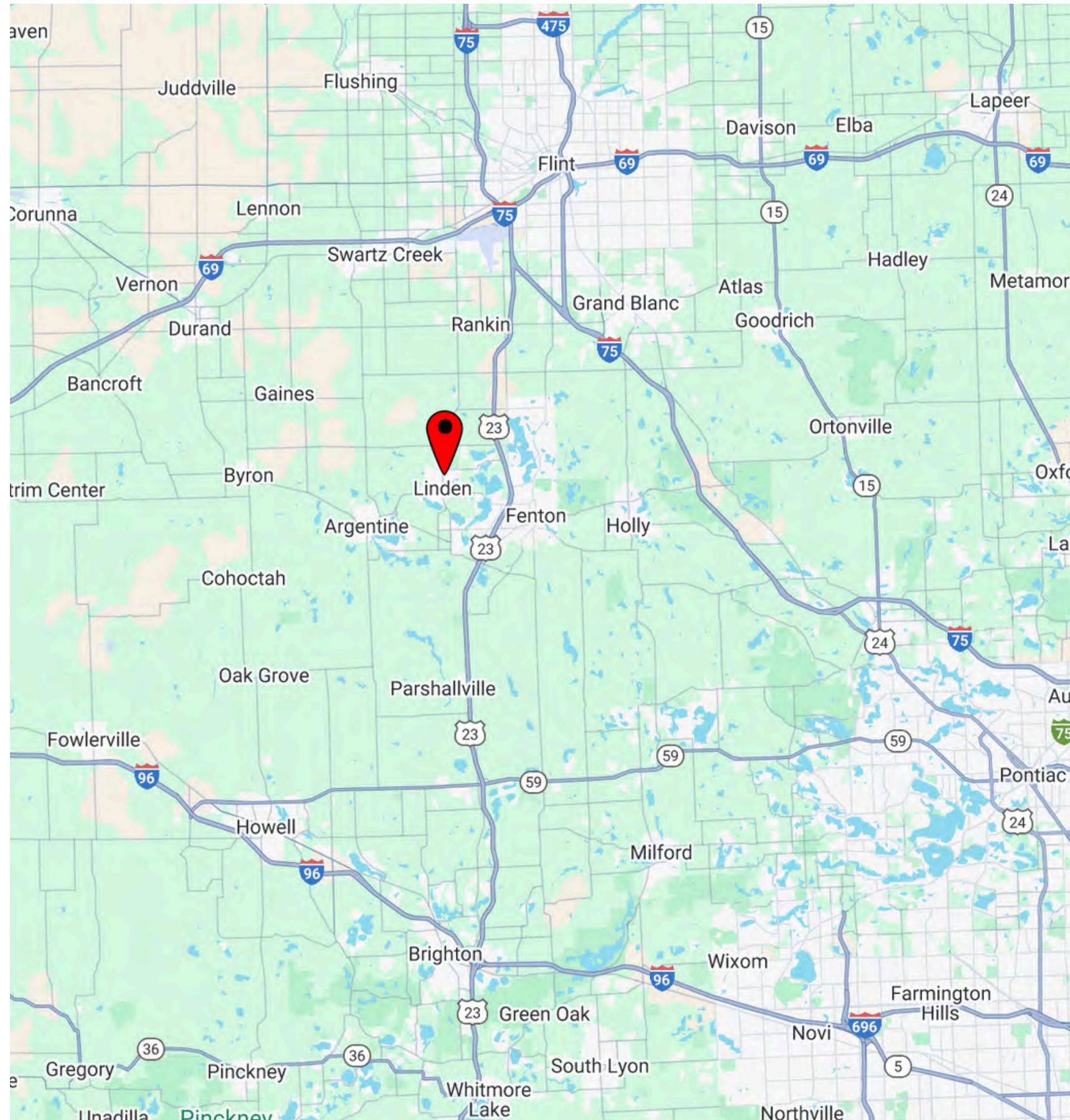
Photographs



Photographs



Location Maps



Demographics

Description	1 Mile	3 Miles	5 Miles	Description	1 Mile	3 Miles	5 Miles
POPULATION BY YEAR							
Population (4/1/2000)	2,873	12,847	34,991	Households (1/1/2025)	1,615	6,818	16,836
Population (4/1/2010)	4,009	16,424	40,984	Families	1,035	4,568	11,484
Population (4/1/2020)	4,142	17,660	42,801	Non-Family Households	580	2,250	5,352
Population (1/1/2025)	4,062	17,623	42,749	Average Size of Household	2.44	2.55	2.51
Population (1/1/2030)	4,083	17,713	42,975	Median Age of Householder	55.4	55.1	54.5
Percent Growth (2025/2020)	-1.93	-0.21	-0.12	Median Value Owner Occupied (\$)	229,966	278,851	263,623
Percent Forecast (2030/2025)	0.52	0.51	0.53	Median Rent (\$)	680	1,136	1,051
				Median Vehicles Per Household	2.5	2.5	2.5
HOUSEHOLDS BY YEAR							
Households (4/1/2000)	1,167	4,842	13,342	GENERAL HOUSING CHARACTERISTICS			
Households (4/1/2010)	1,558	6,452	16,147	Housing, Units	1,705	7,275	17,887
Households (4/1/2020)	1,690	7,011	17,275	Housing, Owner Occupied	1,501	5,769	13,907
Households (1/1/2025)	1,615	6,818	16,836	Housing, Renter Occupied	114	1,049	2,929
Households (1/1/2030)	1,613	6,809	16,829	Housing, Vacant	90	457	1,051
Percent Growth (2025/2020)	-4.44	-2.75	-2.54	GENERAL INCOME CHARACTERISTICS			
Percent Forecast (2030/2025)	-0.12	-0.13	-0.04	Total Personal Income (\$)	167,373,609	749,106,658	2,021,459,086
GENERAL HOUSEHOLD CHARACTERISTICS				Total Household Income (\$)	164,784,824	743,594,452	2,012,954,098
Households (1/1/2025)	1,615	6,818	16,836	Median Household Income (\$)	86,835	92,797	90,938
Families	1,035	4,568	11,484	Average Household Income (\$)	102,034	109,063	119,562
Non-Family Households	580	2,250	5,352	Per Capita Income (\$)	41,205	42,507	47,287
Average Size of Household	2.44	2.55	2.51	RETAIL SALES			
Median Age of Householder	55.4	55.1	54.5	Total Retail Sales (including Food Services) (\$)	36,177	310,135	1,337,857
Median Value Owner Occupied (\$)	229,966	278,851	263,623	CONSUMER EXPENDITURES			
Median Rent (\$)	680	1,136	1,051	Total Annual Expenditures (\$000)	140,044.40	602,160.00	1,477,358.50
Median Vehicles Per Household	2.5	2.5	2.5				

Footnotes:

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All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics and is presented in thousands of dollars per year.

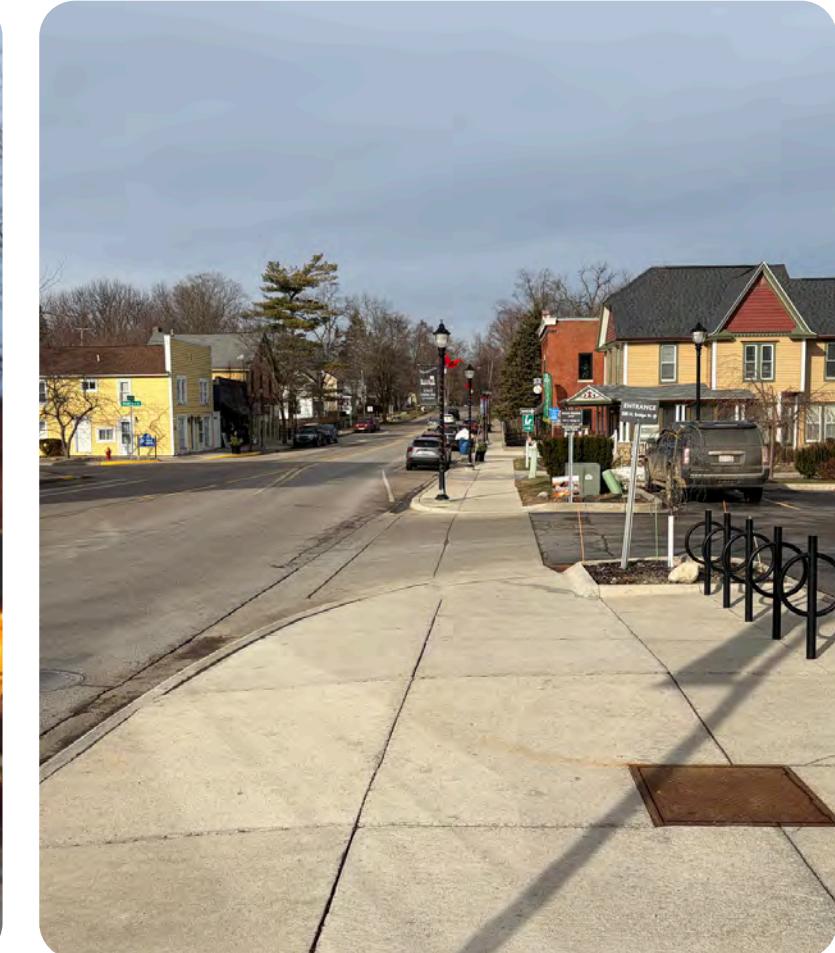
All estimates are as of 1/1/2025 unless otherwise stated.

City of Linden

The City of Linden is a vibrant community that takes pride in its historic charm. Forming around the present downtown at the intersection of Bridge and Broad, the Village of Linden was established in 1871, with structures dating back to 1840. Linden has grown from a village into a well-established city (1988). It is home to over 4,000 residents and many thriving small shops, restaurants, and local businesses.

Downtown Linden combines historic character with renewed energy driven by local culture, small businesses, and community engagement. The area features a blend of preserved architecture, retail shops, dining options, and community spaces.

- **\$5.6MM Restoration of Linden Mill** – Restoration of the oldest building in Linden, the Linden Mill, began in 2025. The project was supported by a \$4.0MM grant from the State of Michigan. When completed, the building will be home to the Library, Museum, and other community spaces.
- **Kimbo-Sharp Gazebo & Park** was recently renovated and hosts live music and other seasonal events. New sidewalks connecting downtown to both sides of Mill Pond were part of the project, allowing for a more connected downtown.



Contact Us

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